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FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$2400.00

ML

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,400.00

Parcel Identifier No. 9799-03-1693 *LKB*

Mail/Box to: Clark & Bradshaw, PC, 92 N. Liberty Street, Harrisonburg, VA 22802

This instrument was prepared by: Adams and Reese LLP (without title exam) and reviewed for compliance with NC Law by Weatherspoon & Voltz LLP (without title exam)

Brief description for the Index: S/E Side of Franklin Street

THIS DEED made this 15th day of March, 2016, by and between

GRANTOR

**LS FRANKLIN CHAPEL HILL, LLC,
a South Carolina limited liability company**

1330 Lady Street, Suite 200
Columbia, SC 29201

GRANTEE

**EDWIN J. SWOPE
CHARLOTTE O. SWOPE,
Husband & Wife**

2986 Linville Edom Road
Linville, VA 22834

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Chapel Hill, Orange County, North Carolina and more particularly described as follows:



SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 5688, Page 147, Orange County Registry.

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 113, Page 167, Orange County Registry

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges, easements and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Ad valorem taxes for 2016 and subsequent years.
2. Licenses, rights of way and easement for the installation or maintenance of public utilities servicing the property.
3. All other licenses, rights of way, easements, covenants, restrictions or encumbrances affecting the property.
4. Any matters which an accurate survey or physical inspection of the premises may show.
5. Applicable governmental laws, regulations, and zoning.

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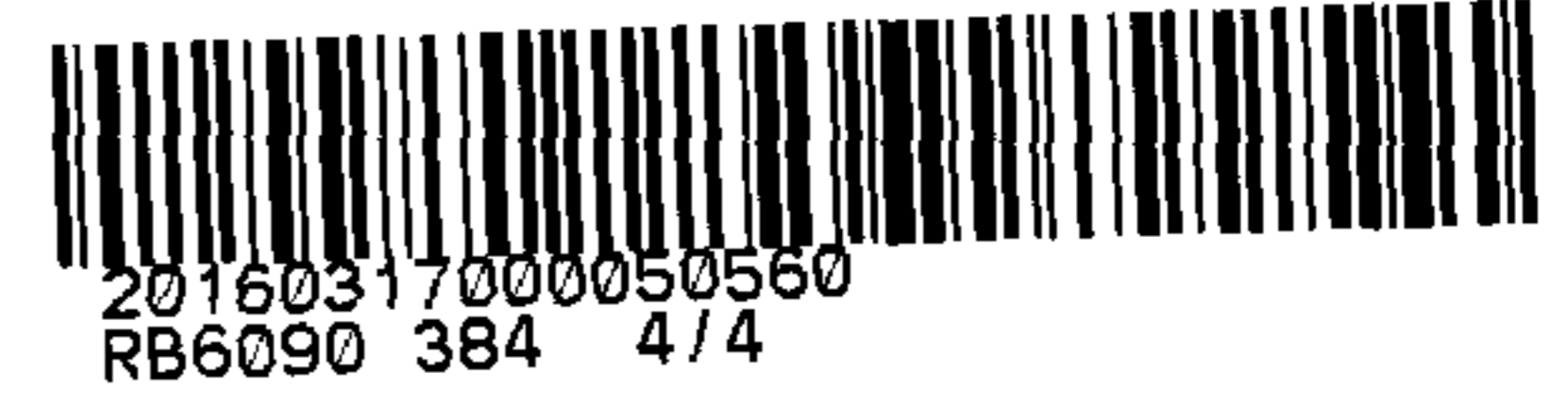


EXHIBIT A

BEING ALL OF PARCEL B, containing 0.304 acres, of the Lady Street Development, LLC property located at 1510 East Franklin Street, Chapel Hill, NC, as recorded in Plat Book 113, Page 167, in the Office of the Register of Deeds of Orange County, North Carolina, reference to which plat is hereby made for a more particular description.